



Date: March 24, 2021
To: City of Issaquah Community Planning & Development
From: Encompass Engineering & Surveying
Re: Teunissen Preliminary Short Plat

PROJECT NARRATIVE

Site Description:

1. Development objectives, proposal, and relationship to existing site and its uses

The subject property is located at 23121 SE 49th Ct., Issaquah, 98029. The site is identified by King County Assessor Tax Parcel No. 222406-9126 and is approximately 25,733 square feet (0.59 acres). The property is zoned SF-SL Single Family Small Lot -7.26 DU/Acre. The zoning allows for one (1) dwelling unit per 6,000 sf.

The proposal is to subdivide the subject property into three single family residential lots. The existing house on site will be retain on one lot.

2. Type of desired use(s), approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.

Two additional middle income, two story, single-family residences with two parking spaces.

3. Briefly discuss those design standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.

The proposed short plat is located within the Jazz Run Subdivision and will be consistent with the current neighborhood construction. Jazz Run Subdivision's approved engineering plans include the proposed short plat site in their City review and approval.

All the roads, sidewalk and driveway cuts have been built, and storm, water and sewer have all been stubbed to the three proposed lots per the approved plans.

4. Compliance with the Design Manual (Central Issaquah projects) or Neighborhood Type (Issaquah Highlands or Talus projects), if applicable

The subject site was reviewed and constructed under review and approval of engineering plans provided with the Jazz Run subdivision.

5. Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building

TBD.